

WISCASSET SELECTBOARD,  
TAX ASSESSORS AND OVERSEERS OF THE POOR  
NOVEMBER 15, 2022  
IN PERSON AND VIA ZOOM

Preliminary Minutes

Present: James Andretta, Terry Heller, Vice Chair Dusty Jones, Bill Maloney, Chair Sarah Whitfield, and Town Manager Dennis Simmons (via zoom)

Chair Sarah Whitfield called the meeting to order at 6:03 p.m.

1. Pledge of Allegiance

2. Approval of Treasurer's Warrants

a. **Terry Heller moved to approve the payroll warrants of November 4 and November 10, 2022. Vote 5-0-0.**

b. **Terry Heller moved to approve the accounts payable warrants of November 8 and November 15, 2022. Vote 5-0-0.**

3. Approval of Minutes

**Bill Maloney moved to approve the minutes of November 1, 2022. Vote 5-0-0.**

4. Special Presentations or Awards – none

5. Committee Appointments – none

6. Public Hearings

a. **New Liquor License – Corrinna Stum, DBA Back River Bistro, 65 Gardiner Road: Terry Heller moved to open the public hearing at 6:06 p.m. Vote 5-0-0. There was no discussion. Terry Heller moved to close the public hearing at 6:06 p.m. Bill Maloney moved to approve the liquor license for Corrinna Stum, DBA Back River Bistro, 65 Gardiner Road. Vote 5-0-0.**

b. **Automobile Graveyard and/or Junkyard permit renewals – Terry Heller moved to open the public hearing at 6:07 p.m. Vote 5-0-0. Terry Heller moved to close the public hearing at 6:08 p.m. Vote 5-0-0. Terry Heller moved to approve the graveyard and/or junkyard permit renewals for Blagden's Garage, Grover Auto and Tire and Norm's Used Cars. Vote 4-0-1 (Andretta abstained).**

7. Public Comment on Non-agenda Items – none

8. Department Head or Committee Chair

a. Department Head Monthly Reports

9. Unfinished Business

a. West Alna Road Tax Acquired Property: Dennis Simmons reported that Keith Hunter, prior owner of property at 397 West Alna Road that has been foreclosed on for non-payment of taxes (property which the town is currently seeking bids on), came into the office last week to pay off the taxes owed and obtain the property back. The redemption period for payment has ended. The selectboard has the authority to sell or otherwise dispose of real estate acquired by non-payment of taxes on terms they deem advisable and in accordance with Maine law. Town policy provides that the board may allow the former owner to take possession, keep the property for town use or dispose of the property usually through a bid process. He said that Mr. Hunter is planning to be at the meeting to request he be allowed to purchase his property back and the board will have to decide whether to sell the property back to Mr. Hunter for taxes and fees owed or some other amount and cancel the sale or keep the sale and ask Mr. Hunter to submit a bid. Current taxes due are \$7,932. The minimum bid is set at \$30,275.

Keith Hunter said he knew nothing about the lien on his property, and he had not received any certified letters from the town in the past two and a half years. During that time, he had not worked because of Covid and other health problems. He apologized for not keeping current in his taxes but said he had received no notice. He only heard about the possible auction of his property from his neighbor. He asked the board to accept his check for \$7,941.63 to regain his property.

**Bill Maloney moved to authorize the Treasurer to accept payment from Keith Hunter in the form of cash, money order or certified check for the taxes, fees, and interest due on Map R05, Lot 056. Payment must be made by 5 pm November 30<sup>th</sup>, a quitclaim deed will be issued at the December 6 Selectboard meeting. Vote 5-0-0.**

b. Surplus plow truck purchase offer: The Town Manager said an offer of \$5,000 for the plow truck had been received. The minimum bid specified was \$10,000. The surplus property policy allows the board to waive the minimum bid or exempt specific items from the policy. He said it was doubtful that another round of bids would garner much more than the current offer and recommended that the offer be accepted. James Andretta suggested that the town go out for bids again rather than take half of the minimum bid required.

## 10. New Business

### a. Monthly Financials

- HM Payson Statement of Accounts
- Department year to date expense/revenue reports

b. Bureau of Highway Safety Click it or Ticket Grant: **Terry Heller moved to authorize Police Chief Lawrence Hesselstine to execute, on behalf of the Town of Wiscasset, the 2023 Bureau of Highway Safety Click it or Ticket Grant #OPB23-020. Vote 5-0-0.**

c. Lincoln County Animal Control Service Contract: **Dusty Jones moved to authorize the Town Manager to execute the Lincoln County Animal Control Service Contract for 2023. Vote 5-0-0.**

d. Northeast Trade Services request to lease office space: **Terry Heller moved to authorize the Town Manager to enter into a lease agreement not to exceed one year with Northeast Trade Services for office space at the Wiscasset Municipal Airport. Vote 5-0-0.**

e. Set meeting date with the Budget Committee as required by Article 1 Section 2.7 of the Wiscasset Town Ordinance: The meeting was set for 6 p.m. on November 22.

f. Letter from Rob Lalli, Wastewater Superintendent. The letter expressed Rob's appreciation for support for the Wiscasset Sewer Department's backup power generators project which has finally come to fruition.

#### 11. Town Manager's Report

Dennis Simmons reported that work has begun on the outside wall of the Wawenock Block and the work on repairing the Sunken Garden wall has been completed.

Simmons reminded the public that the winter parking regulations are in effect.

At Simmons request for an appointment, **Dusty Jones moved to appoint Bill Maloney to the liaison position for union contract negotiations. Vote 5-0-0.**

#### 12. Other Board Business

Terry Heller thanked the Parks and Recreation Department for the Christmas garlands and lighting installed in the downtown area.

a. Executive Session for consultation with legal counsel: At 6:33, **Dusty Jones moved to enter into executive session pursuant to 1 M.R.S.A. §405(6)(E). Vote 5-0-0. Bill Maloney moved to exit executive session at 7:33 p.m. Vote 5-0-0.**

b. Executive Session to discuss a personnel matter: Sarah Whitfield left the meeting. At 7:49 p.m. **Bill Maloney moved to enter executive session pursuant to 1 M.R.S.A. §405 (6)(A). Vote 4-0-0.** At 8:09 p.m. **Bill Maloney moved to exit executive session. Vote 4-0-0. Bill Maloney moved to increase the Town Manager's salary by \$20,000 and extend his contract for two years. Vote 4-0-0.**

#### 13. Adjournment

**Bill Maloney moved to adjourn the meeting at 8:10 p.m. Vote 4-0-0.**